

ZONING CHANGE REVIEW SHEET

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CASE NUMBER: C14H-2010-0004

HLC DATE:

February 22, 2010

PC DATE:

April 13, 2010

APPLICANTS: Steven J. Dietz and Allison Gregory, owners

HISTORIC NAME: Wupperman House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 506 Texas Avenue

ZONING FROM: SF-3-CO-NP to SF-3-H-CO-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family residence – Historic Landmark, conditional overlay, neighborhood plan (SF-3-H-CO-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family residence – Historic Landmark, conditional overlay, neighborhood plan (SF-3-H-CO-NP) combining district zoning. Vote: 7-0.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed as a Priority 1 for research in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Hancock Neighborhood Association

BASIS FOR RECOMMENDATION:

Architecture:

One and a half story L-plan, cross-gabled raised frame Queen Anne-style house with a projecting front-gabled canted bay, a prominent front gable in the center of the main façade, and a central, hipped roof. The house has a battered, shingled raised basement, and a wraparound porch on fluted columns with Ionic capitals. Fenestration consists of a combination of casement and 2:2 double-hung windows. A 1970s addition was made to the back of the house.

Historical Associations:

The ca. 1915 house was built for Walter and Else Wupperman, who purchased the property in 1914 from prominent developer Sidon Harris, who developed areas to

the southeast of Hyde Park such as College Court. Walter Wupperman was born in Germany in 1874, the son of Otto and Elise Tips Wupperman. Otto Wupperman had immigrated to Austin in 1849 and married Elise Tips, the sister of Walter Tips, and the daughter of a prominent local German-American family, but they returned to Germany in 1865. Walter came to Austin in 1898, where he met his future bride, Else von Rosenberg; the two were married in 1904. The couple first lived in Seguin, where Walter worked as a salesman for his brother's enamelware business; he then went to work for H.H. Voss, who had a large enamelware and hardware business in Austin. The 1910 U.S. Census shows Walter and Elsie Wupperman living at 601 Rio Grande Street; he was listed as a hardware merchant. In 1914, Walter gave up the houseware and hardware sales business in order to teach German at the University of Texas, but the advent of World War I put an end to teaching German language and culture at UT, and Walter lost his teaching position. He purchased this property in 1914 at the edge of town, where he believed that his family would enjoy greater health benefits, and contracted with the Calcasieu Lumber Company to build the house, which was completed in 1915. At the time that Wupperman purchased this property, there was little else in the area, and the Wuppermans had fruit orchards, a vegetable garden, chickens, and bees. Over time, with the loss of work and the Great Depression, Wupperman was forced to sell portions of his original land purchase. He worked for the Walter Tips Company for a number of years, and his 1917 World War I draft registration card shows that he was working as a book-keeper for the Austin Gas Light Company. He then went to work for the Internal Revenue Service as a deputy collector. He later worked as an auditor, accountant, and the book-keeper for the Becker Lumber Company. The 1930 U.S. Census shows the family living in this house, which was valued at \$12,000. He is listed as a collector for the Internal Revenue Service. He and Else had five children, including his oldest son, Ernst, who obtained his veterinary training and opened the Wupperman Animal Hospital in 1941; this business later became the Wupperman-Spangler Animal Hospital. A cousin from Germany, Guenther Oswald, immigrated to Austin after World War II and went to work for the Calcasieu Lumber Company, but his love was restoring and refinishing furniture. He had his woodworking shop in the basement of this house, and became nationally known for his skill at refinishing fine antique furniture, including his work restoring and refinishing furniture from the Texas Governor's Mansion. Walter Wupperman died in 1950; his widow Else remained in the house until her death in 1967, renting rooms to students from the University of Texas. In 1968, the family sold the house to Frances Gerdes, a retired teacher who had taught at the pioneer school at Gussetville, Texas, and later at Palm School in downtown Austin. Mrs. Gerdes also rented rooms to UT students to fill the house and supplement her income.

PARCEL NO.: 02170612080000

LEGAL DESCRIPTION: 92 x 167 feet, and 12 x 50 feet, Block 3, Outlots 7 and 8, Division C

ESTIMATED ANNUAL TAX ABATEMENT: \$9,476 (owner-occupied); city portion: \$2,000 (capped).

APPRAISED VALUE: \$722,510

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PRESENT USE: Single family residence

CONDITION: Good

PRESENT OWNERS: Steven Dietz and Allison Gregory

DATE BUILT: ca. 1915

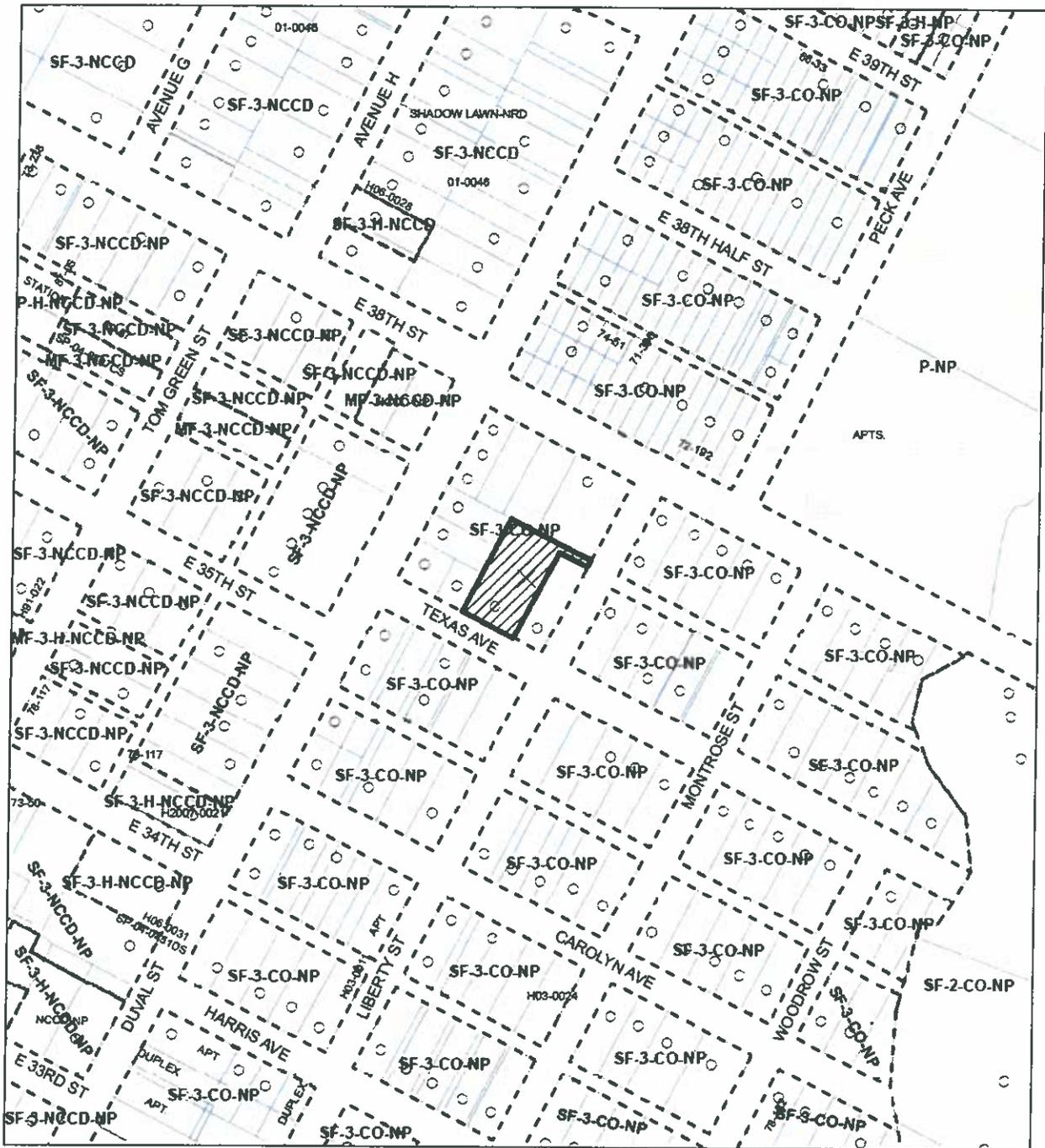
ALTERATIONS/ADDITIONS: A portion of the porch was enclosed in the 1960s; the enclosure has been removed by the current owners, who are restoring the original appearance of the house. An addition was made to the back of the house in 1970; this addition is also being rehabilitated to better complement the original style of the house, including the re-use of windows from the porch infill.

ORIGINAL OWNER(S): Walter and Else Wupperman (1915)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP

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-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2010-0004
 ADDRESS: 506 TEXAS AVE
 SUBJECT AREA: 0.000 ACRES
 GRID: J25 & K25
 MANAGER: S. SADOWSKY



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Photo of the rear of the house showing the family room addition

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HISTORIC ZONING (HISTORIC LANDMARK DESIGNATION)



Wupperman House – 506 Texas Avenue

